

PLANNING MEETING held on November 24th 2020.

This virtual Meeting held during the Coronavirus COVID 19 restrictions was conducted via Zoom.

Present : Councillors –Mrs A Roberts (Chairman), L Allen, Mrs J Burnhill, P Highland, G Hooper, M Luke Mrs M Rance-Matthews, Mrs S-A Saunders, M Shand, Mrs A Wills and the Parish Clerk D Stevens.

Apologies – Councillor L Bazeley and Miss K Sturtridge.

The Chairman welcomed everyone to the meeting

Minutes of the meeting held on November 10th had been circulated and accepted and will be formally signed at the next appropriate public meeting after the Coronavirus COVID-19 lockdown.

It was confirmed that there were no declarations of interests.

Planning applications for consideration

PA20/09347 Mr R Budrikis – Change of use of existing clay dry to four residential units (decision PA18/07505) with variation of Condition 1 at Former Trethowel Clay Dry, Bodmin Road, Trethowel, St Austell. *The Clerk gave the details of the previous applications PA17/09247 and PA18/07505 and Council's comments on those applications outlining the various conditions made on the grants of conditional Planning Permissions. He also read a letter of objection from a nearby neighbour which outlined numerous issues that they were experiencing .* **Object The Council continues to maintain it's consistent objections to this site dating back to the original application PA17/09247. Full comments to be made to Planning Portal following discussions with the Planning Officer, Rosilyn Baker and County Councillor Mrs S-A Saunders.**

PA20/07150 O'Mahoney Construction – Revised plans for the proposed erection of 3 detached dwellings and the formation of new vehicular access on land SE of 8 Wesley Terrace, Bugle, St Austell. *The Clerk advised Councillors of their comments when objecting to the recent application considered on September 29th and referred them to the comments from nearby residents and pictorial evidence on the current application.* **Object Overdevelopment of site and the entrance to the village. The proposed position of buildings would create an out of line situation, overlooking current properties and totally change the character and appearance of the current street scene. There is no evidence that the flood risk has been addressed. The land has a history of flooding with many natural springs in the area and a local stream (Confirmed by local residents and photographic evidence) and a constant problem of run off water. The change of access does not change the problem of another access on a notoriously fast stretch of the A391 approaching and exiting the village of Bugle.** Proposed by Cllr Mrs A Wills , seconded by Cllr Mrs A Roberts. All in favour.

PA20/09513 Cornwall Executive Homes– Proposed extension to existing B1/B8 industrial warehouse building and formation of new vehicle and parking area to rear of 75 Treverbryn Road, St Austell. *The Clerk referred Councillors to the Inspectorate’s report on the original planning application PA19/09675 Mr Dominic Penhall dated August 25th 2020 an outline application for 10 self build plots on this site.*

Object -Overdevelopment of site and intrusion into the countryside reference (Planning appeal APP/D0840/W/20/3253410 Inspectorate’s conclusion when dismissing the appeal states ‘ there are no material considerations to outweigh the identified harm and subsequent development plan conflict in relation to the suitability of the location of the appeal site and the resulting harm to the intrinsic character and beauty of the countryside.’ This site has not been in regular industrial use since the 1960’s when it was used commercially as a local butcher business. The access would be totally inappropriate for constant use by Heavy Goods Vehicles as turning left on to Treverbryn Road would necessitate a manouvre of crossing the centre of the A391. No consideration has been given to noise disturbance and inconvenience to neighbouring properties. No reference or consideration to potential contamination in drainage of run off water from the site and proposed attenuation pond will undoubtedly provide potential risk of flooding to nearby lower level properties. The Parish Council also recognised the referral to a residential hammerhead which relates back to previous planning application PA19/09675. This application would materially change the concept a current green field site bordering a local well used Parish Footpath.

Proposed by Cllr M Luke, seconded by Cllr G Hooper. All in favour.

PA20/09801 Ms Bobbie Marie Morse – Ground floor bedroom and bathroom extension for a disabled occupant at BayView Farm, Trenace Downs, St Austell. **Support** Proposed by Cllr M Shand seconded by Cllr M Luke. All in favour.

PA20/09254 Co-op Bugle – Non-material ammendments to consented plant area including differing height to fence, plant layout and satellite dishes to erection of a convenience store with associated access and parking (PA20/02613) on land N of P C Tonkin & Son, Fore Street, Bugle, St Austell. **Support** Proposed by Cllr G Hooper, seconded by Cllr L Allen. All in favour.

PA20/08953 Mr N Jasper – Proposed change of use of the land to a private Romani gypsy site consisting of 4 gypsy pitches with associated works including 4 mobile homes, 4 touring caravans, 2 semi-detached day rooms, the provision of a new vehicular access and the installation of a sewage treatment plant on land NE of Little Hallaze, Carbis Moor, St Austell. **Object- Council strongly objects to this application as the Mid-Cornwall area and in particular our Parish has been saturated with similar requests. Quoting a recent document on Gypsy and Traveller statistics prepared by respected Cornwall Councillors , ‘The Cornwall Local Plan includes a target of 318 gypsy and traveler pitches in the period to 2030 and this is based on the assessment ‘Supporting an Assessment of the Accommodation needs of Gypsies and Travellers in Cornwall published in November 2015’. In the Mid Cornwall area we can see current demand equating to 31 pitches , but future demand is considerably higher at 82. This is because of the high proportion of family formation, applied to a large base figure. This brings the total pitch requirement to 113 by 2030.**

On researching all planning decisions which have consented gypsy and traveller sites since 2016. Between April 1st 2006 and November 1st 2015 a total of 114 sites were consented in the Mid-Cornwall area and of these 85 (75%) were in the China Clay area and since November 1st 2015 a total of 80 gypsy and traveller pitches have been consented across Cornwall of which 72 (90%) have been in the Mid Cornwall area with 64 of them being in the China Clay area, together with a number of applications still live within the system.

The volume of sites within our Parish is past saturation point and already there are various sites that have vacancies i.e N Richards PA19/05457 10 sites within 2 miles at Bowling Green, Bugle, N. Crocker PA19/07827 nearby Hallaze Road, Penwithick.

These sites are becoming an intrusion into the countryside and the reasons for refusal of a nearby site PA17/10127 typifies this application in state ‘ The proposed development would extend the built form into the countryside, thus eroding the character of the area and having an urbanising effect on the rural location. Poorly integrated with the wider settlement of Penwithick, the anamous cluster of mobile homes and day rooms would appear as a visually detached and unsympathetic extension into open countryside to the detriment of the character of the countryside and the surrounding area contrary to saved policy 23 of the Cornwall Local Plan 2016.’

The village of Penwithick is not sustainable to this continued demand on it’s limited facilities.

The size and concept of the day rooms being an area solely to provide extra household facilities is abused, this resembles a design for living accommodation.

This application is a total disregard of the Cornwall Local Plan and compliance with recommended conditions.

Object Proposed by Cllr Mrs M Rance-Matthews, seconded by Cllr Mrs A Roberts. All in favour.

Planning applications correspondence

In the recent weekly reports from the Planning Department showed there was notification of only one recent application.

Withdrawn– PA20/07295 Clive Nicholas, Land N of Phernyssick Road, St Austell. Residential development of 4 dwellings. (Parish Council decision Object 29.09.20).

Applications to be considered at next meeting:

PA20/08161 Mr J Meadon – application for planning permission for proposed family dayroom on existing travel lers site at Meaden Meadows, Hallaze Road, Penwithick,St Austell.

PA20/07000 Mr S Crocker – change of use of land to 8 Romani Gypsy pitches and associated works including 8 mobile homes, 8 touring caravans, hard standing and new entrance with variation to Condition 2 of PA14/10572 dated 22/04/2015.

Meeting closed at 7.40 p.m.

..... (Chairman)(Date)

